

COMMUNITY RECREATION  
MASTER PLAN  
REFERENDUM  
SUNSHINE MEETING



City of Coral Gables  
Community Recreation



# COMMUNITY RECREATION SYSTEM MASTER PLAN REVIEW



## **PURPOSE:**

The City of Coral Gables Community Recreation Master Plan (CRMP) is a long-range planning document intended to shape the direction of parks and recreation facilities and services for the next ten years.



# WAR MEMORIAL YOUTH CENTER MASTER PLAN REVIEW

## PURPOSE:

In conjunction with the CRMP, the City also conducted a master plan for the War Memorial Youth Center (WMYC).

This plan is intended to provide a vision and improvement strategies for existing facilities, additional development, programs, and operations at the WMYC for the next 50 years.



## VISION SUBSYSTEMS

The Vision for the CRMP is built around a set of five subsystems that were established to help guide the development of the parks and facilities across the system.

The guiding principles and vision recommendations for each of these subsystems are intended to guide the parks and recreation system over the next 10 years.



**Parks and Facilities**



**Recreation Programming and Community Health**



**Access and Linkages**

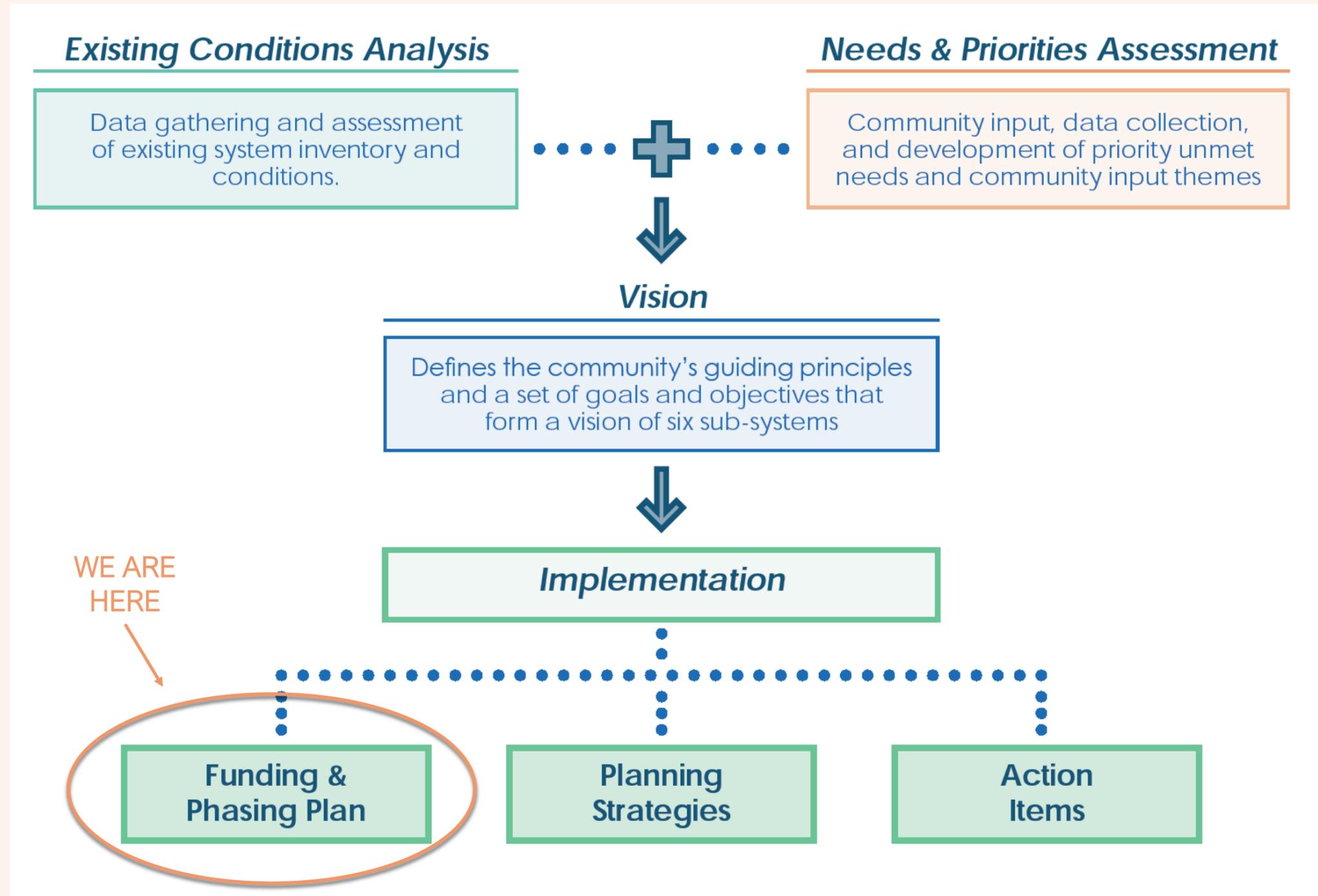


**Cultural and Historic Resources**



**Sustainability and Resilience**

# COMMUNITY RECREATION MASTER PLAN VISION & IMPLEMENTATION STEPS



# COMMUNITY RECREATION MASTER PLAN FUNDING AND PHASING – WHY A BOND?



- While parks and recreational activities have always been viewed as “quality of life”, current conditions have brought forth the importance of parks and facilities as a vital component for health and well-being.
- Whether it is physical health from exercise and athletics or mental health benefits of nature and socialization, our parks and facilities are now more vital than ever.

# COMMUNITY RECREATION MASTER PLAN FUNDING AND PHASING – WHY A BOND?

- The completion of the master plan will require approximately \$160 million through different funding phases.
- The total requires funds that are not currently available within the current City budget.
- A Bond would provide a mechanism for attaining these funds over the implementation period of the master plan.



# COMMUNITY RECREATION MASTER PLAN FUNDING AND PHASING

## Capital Improvement Phasing Totals:

- **Phase 1:** Immediate needs and highest priorities to existing parks & facilities.
- **Phase 2:** Further advancement of reinvestment – WMYC Facility.
- **Phase 3:** New parks and facilities addressing growth.

Capital Improvement Projects: 1-10 Year Total	
Total	\$136,472,736
Capital Improvement Projects: 11+ Years	
Total	\$24,186,821
Total	\$160,659,557

Capital Improvement Projects: 1-3 Year Total	
Year 1	\$10,596,221
Year 2	\$13,870,037
Year 3	\$26,551,277
Total	\$51,017,535

Capital Improvement Projects: 4-6 Year Total	
Year 4	\$24,735,997
Year 5	\$19,908,577
Year 6	\$19,076,555
Total	\$63,721,129

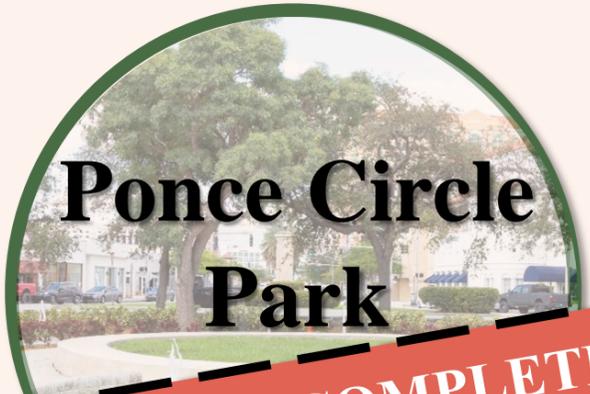
Capital Improvement Projects: 7-10 Year Total	
Year 7	\$5,385,509
Year 8	\$4,772,429
Year 9	\$4,939,037
Year 10	\$6,637,097
Total	\$21,734,072

# COMMUNITY RECREATION MASTER PLAN - PHASE 1



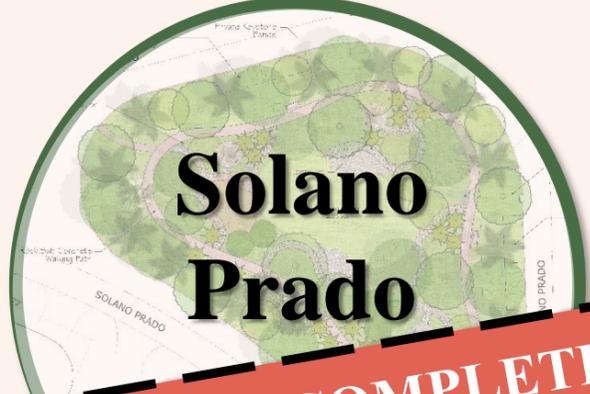
**Salvadore  
Park**

**PARTIALLY FUNDED  
PROJECT  
COMPLETED**



**Ponce Circle  
Park**

**DESIGN COMPLETE  
COMING SOON**



**Solano  
Prado**

**DESIGN COMPLETE  
COMING SOON**

**YEAR 1 – Project Costs \$10,596,221**

*\*Includes ongoing funding for park land acquisition*



**Maggiore  
Park**

**FUNDED - UNDER  
CONSTRUCTION**



**Nellie  
B Moore**

**CONCEPT DESIGN  
COMING SOON**



**Toledo &  
Alava Park**

**CONCEPT DESIGN  
COMING SOON**



**Downtown  
Civic Space**

**YEAR 1  
FUNDING**

# COMMUNITY RECREATION MASTER PLAN - PHASE 1

**Lamar Louise  
Curry Park**

**FUNDED - UNDER  
CONSTRUCTION**

**Jaycee  
Park  
Phase II**

**Granada  
Golf Course  
Maintenance  
Shop**

**YEAR 2 – Project Costs \$13,870,037**

*\*Includes ongoing funding for park land acquisition*

**Blue Road  
Open Space**

**CONCEPT DESIGN  
COMING SOON**

**Merrick  
Park**

**CONCEPT DESIGN  
COMING SOON**

**Salvadore  
Tennis Center  
& Courts**

**Downtown  
Civic Space**

**YEAR 2  
FUNDING**

# COMMUNITY RECREATION MASTER PLAN - PHASE 1



**Kerdyk  
Family  
Park  
Phase II**



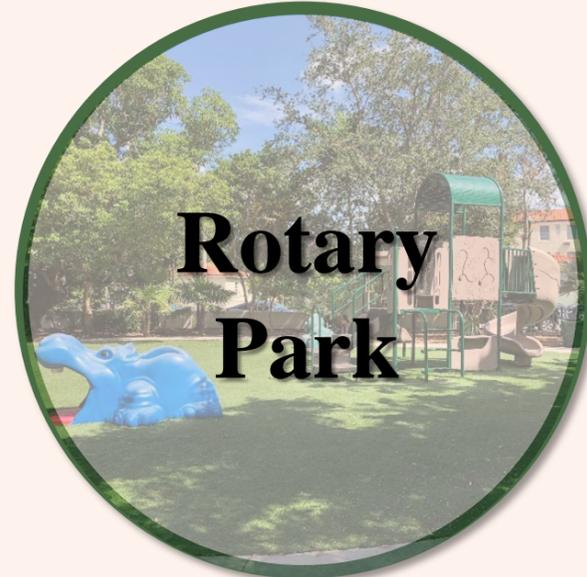
**Pierce  
Park**

**PARTIALLY FUNDED  
UNDER  
CONSTRUCTION**



**Cooper  
Park**

**CONCEPT DESIGN  
COMING SOON**



**Rotary  
Park**

**YEAR 3 – Project Costs \$26,551,277**  
*\*Includes ongoing funding for park land acquisition*



**Phillips  
Park**

**CONCEPT DESIGN  
COMING SOON**



**Kakouris  
Park**



**Venetian  
Pool  
Structure  
& Vessel**



**Downtown  
Civic Space**

**YEAR 3  
FUNDING**

# COMMUNITY RECREATION MASTER PLAN - PHASE 2



**Country Club Prado & Gordon Park**



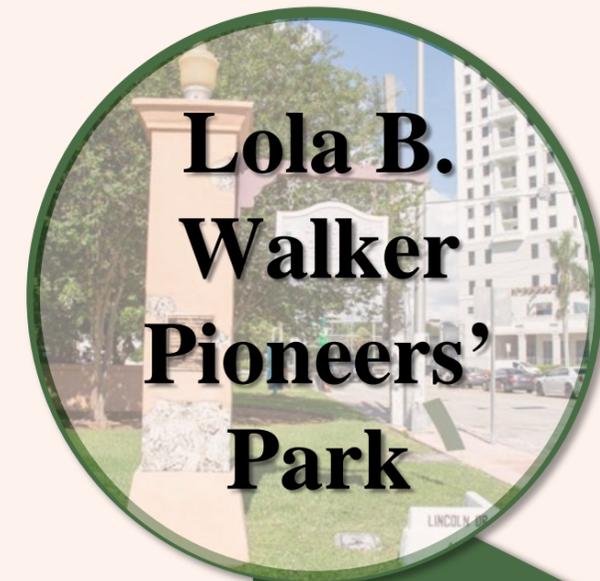
**Boy Scout House**



**Fewell Park**



**Loretta Sheehy**



**Lola B. Walker Pioneers' Park**

**YEAR 4 – Project Costs \$24,735,997**  
*\*Includes ongoing funding for park land acquisition*



**Orduna Triangle**



**Sunrise Park**



**Cepero Park**



**Youth Center**

**YEAR 1 FUNDING**

# COMMUNITY RECREATION MASTER PLAN - PHASE 2



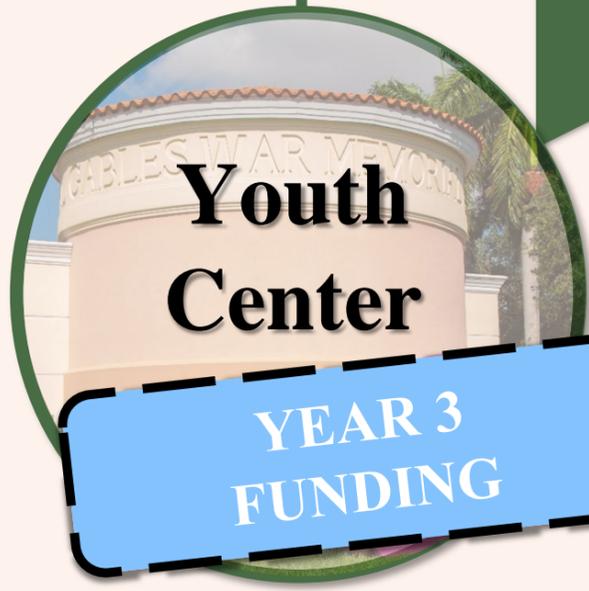
**YEAR 5 – Project Costs \$19,908,577**  
*\*Includes ongoing funding for park land acquisition*



# COMMUNITY RECREATION MASTER PLAN - PHASE 2



**YEAR 6 – Project Costs \$19,076,555**  
*\*Includes ongoing funding for park land acquisition*



**YEAR 3  
FUNDING**

# COMMUNITY RECREATION MASTER PLAN - PHASE 3



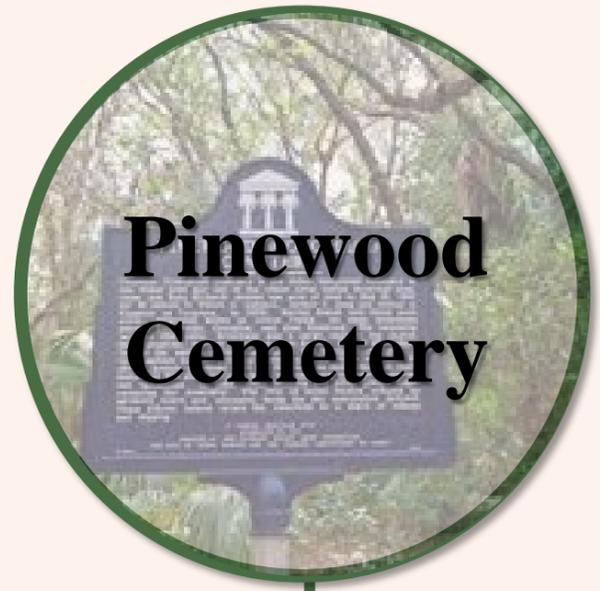
**Balboa Plaza**



**Adult Activity Center**



**Merrick House**



**Pinewood Cemetery**



**Alcazar Plaza**

**YEAR 7 – Project Costs \$5,385,509**  
*\*Includes ongoing funding for park land acquisition*



**Sarto Green Space**



**Tiziano Park**

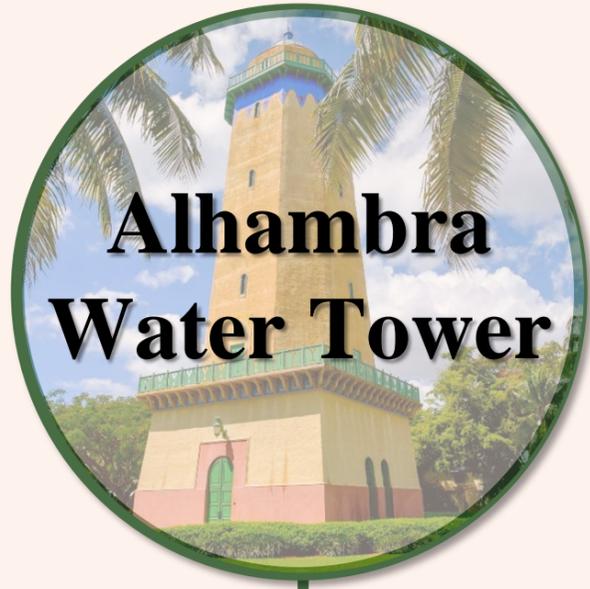


**Leucadendra Triangle**



**Mar Street Play-Street**

# COMMUNITY RECREATION MASTER PLAN - PHASE 3



**Alhambra  
Water Tower**



**Freedom  
Plaza**



**Catalonia  
Park**

**YEAR 8 – Project Costs \$4,772,429**

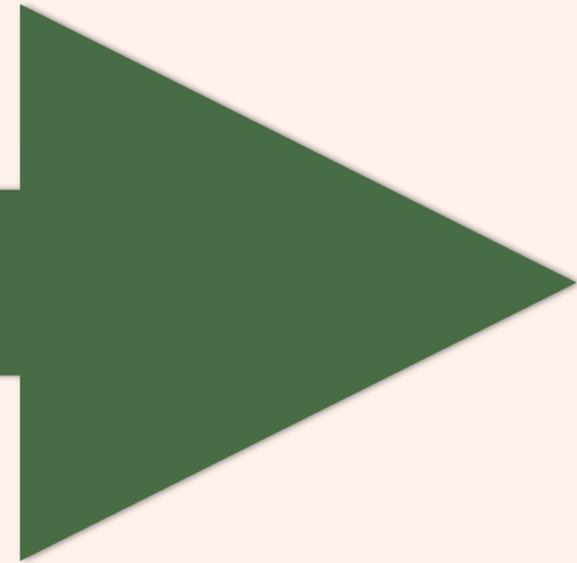
*\*Includes ongoing funding for park land acquisition*



**San  
Sebastian  
Park**



**Manatee  
Overlook**



# COMMUNITY RECREATION MASTER PLAN - PHASE 3



**Granada Plaza**



**Lisbon Park**



**Majorca Park**

**YEAR 9 – Project Costs \$4,939, 037**  
*\*Includes ongoing funding for park land acquisition*



**Solano Prado**



**Durango Park**



**Granada Triangle**

# COMMUNITY RECREATION MASTER PLAN - PHASE 3

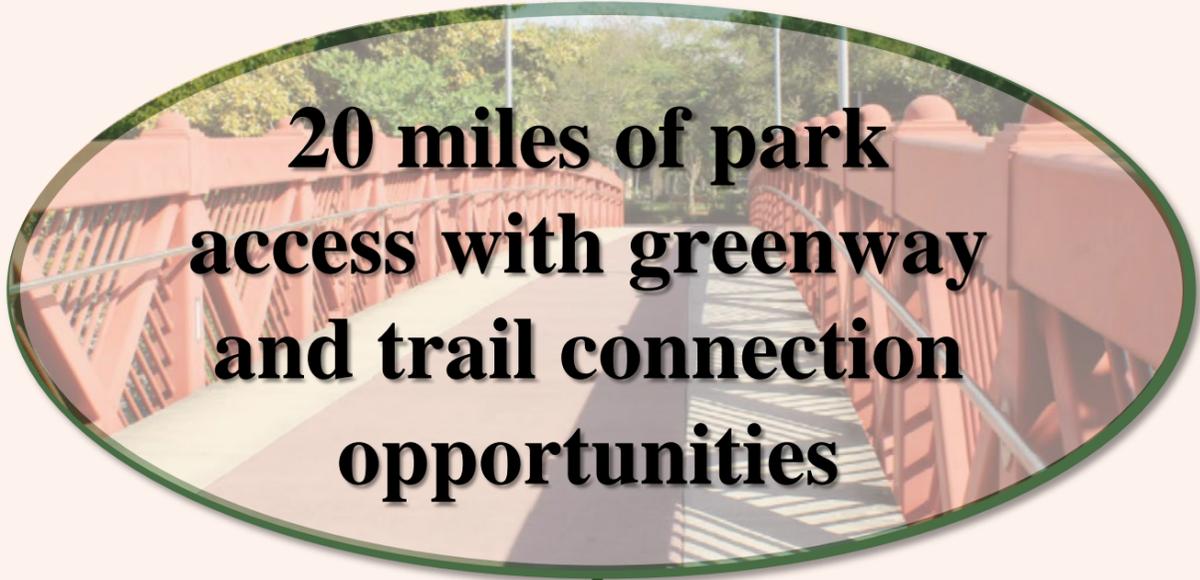


**YEAR 10 – Project Costs \$6,637,097**

*\*Includes ongoing funding for park land acquisition*



# COMMUNITY RECREATION MASTER PLAN - PHASE 4



**YEAR 11+ – Project Costs \$24,186,821**  
*\*Includes ongoing funding for park land acquisition*



# COMMUNITY RECREATION MASTER PLAN

## MILLAGE IMPACT (AS OF 2/24/2022)

**City of Coral Gables, Florida**  
**General Obligation Bonds**  
**Millage Impact (20 Years)**

Fiscal Year	Est. Rate	Borrowing Amount	Current CG Est. Taxes	Taxable Assessed Values/ Percentage of Total Properties				
				Up to \$250,000 26%	\$250k to \$500,000 31%	\$500k to \$750,000 9%	\$750k to \$1,000,000 16%	\$1.0M to \$3,000,000 15%
				\$ 1,390	\$ 2,780	\$ 4,169	\$ 5,559	\$ 16,677
2023	3.25%	\$ 51,000,000	<b>Tax for Debt</b>	\$ 48	\$ 96	\$ 144	\$ 192	\$ 576
2026	3.50%	\$ 63,500,000	<b>Total Tax for Debt</b>	\$ 115	\$ 230	\$ 345	\$ 460	\$ 1,379
2029	3.75%	\$ 21,500,000	<b>Total Tax for Debt</b>	\$ 140	\$ 280	\$ 419	\$ 559	\$ 1,678
2033	4.00%	\$ 24,000,000	<b>Total Tax for Debt</b>	\$ 176	\$ 351	\$ 527	\$ 703	\$ 2,108
<b>Total Borrowing</b>		<b>\$ 160,000,000</b>						

# COMMUNITY RECREATION MASTER PLAN

## MILLAGE IMPACT (20 YEARS)

**City of Coral Gables, Florida**  
**General Obligation Bonds**  
**Millage Impact (20 Years)**

<b>Tax Year (November)</b>	<b>2023</b>	<b>2026</b>	<b>2029</b>	<b>Highest Mil Year 2033</b>
2023 Bonds -- Annual Debt Service	\$3,507,728	\$3,507,723	\$3,507,723	\$3,507,723
2026 Bonds -- Annual Debt Service		\$5,019,239	\$5,019,239	\$5,019,239
2029 Bonds -- Annual Debt Service			\$2,001,933	\$2,001,933
2033 Bonds -- Annual Debt Service				\$2,958,983
<b>Total Debt Service</b>	<b>\$3,507,728</b>	<b>\$8,526,962</b>	<b>\$10,528,895</b>	<b>\$13,487,878</b>
<b>Debt Millage Levy</b>	<b>0.1919</b>	<b>0.4268</b>	<b>0.4823</b>	<b>0.5490</b>
<b>Operating Millage Levy</b>	<b>5.5590</b>	<b>5.5590</b>	<b>5.5590</b>	<b>5.5590</b>
<b>Total Millage Rate</b>	<b>5.7509</b>	<b>5.9858</b>	<b>6.0413</b>	<b>6.1080</b>

# COMMUNITY RECREATION MASTER PLAN FUNDING AND PHASING – HOW MUCH WILL IT COST?



## COMMUNITY RECREATION PARKS AND YOUTH CENTER GENERAL OBLIGATION BOND ANNUAL TAX IMPACT ESTIMATION CALCULATOR

This web page is offered as a service and information tool for Coral Gables Property Owners so they may review potential property tax impact from the proposed general obligation bond for improvements to Community Recreation facilities and services. Please see disclaimer in the calculator section of this page.

### WHAT WILL IT COST

Coral Gables is considering issuing a General Obligation Parks Bond in a total amount of \$160 million dollars that would fund the construction and implementation of the *Parks Master Plan*. This bond will help provide the residents of Coral Gables with access to numerous new recreation and leisure opportunities city-wide. It is estimated that a 20 Year, \$160 Million Bond could cost the typical household (with taxable value of \$500,000) from \$95 per year in the early years to \$290 in the highest year in additional property taxes. It is important to note that there are two (2) key variables that will affect the final amount each household will contribute to the bond over its duration, which include the final interest rate (secured at bond issuance), and the point in the bond lifecycle. Disclaimer: This web page is offered as a service and information tool for Coral Gables Property Owners so they may review the potential property tax impact from the proposed general obligation bond for improvements. - Use at your own risk – results are only approximations of tax impact.

### INTEREST RATE

Our Tax Impact Calculator (below) uses estimated interest rates of 3.25% (Year 1); 3.5% (Year 4); 3.75% (Year 7); and 4.0% (Year 10), when in reality the interest rates could be lower or higher depending on when the bond is issued. The final interest rate will only be locked down after the bond is approved by voters.

### BOND LIFECYCLE

Our Tax Impact Calculator provides the potential financial contribution of each household based on its taxable value. The resulting annual impact amount is an estimated annual amount at the time of each incremental issuance of debt. The anticipated schedule of debt issuance is Year 1: \$51 million; Year 4: \$63.5 million; Year 7: \$21.5 million; and Year 10: \$24 million for the total of \$160 million. In reality, the amount that each household will contribute towards the bond fluctuates across the lifecycle of the bond based on how and when bond funds are issued. For example, the annual impact for each household will be lower in the earlier years (2023-2025) when compared to later years (2034-2043).

Enter your property folio number and click the Calculate tax button:

OR

Enter your property's City Taxable Value\* and click the Calculate tax button:

\*You can retrieve your property taxable value from the Miami Dade County Property Appraiser website here, [Property Search Application - Miami-Dade County \(miamidade.gov\)](https://www.miamidade.gov/property-search), and searching for your property.

Enter your property address and click the Calculate tax button:

See the example in the entry field above, use [house/building number] [street name] [street type] [unit or condo number] in this format: such as 123 Alcazar Ave or 745 Ponce de Leon Blvd 202

In Year 1 You will pay: and the Monthly Tax Estimate is:

In Year 4 You will pay: and the Monthly Tax Estimate is:

In Year 7 You will pay: and the Monthly Tax Estimate is:

In Year 10 You will pay: and the Monthly Tax Estimate is:

# COMMUNITY RECREATION MASTER PLAN

## NEXT STEPS:

Preferred Funding Path:

General Obligation Bonds

- A Referendum requires voter approval.
- Establish goals and timelines (tranches).
- Layering of funding opportunities.
- Establish KPIs to measure success.



# COMMUNITY RECREATION MASTER PLAN

## NEXT STEPS:

Public Transparency of Vision and Phased Implementation Plan:

- Develop a brand and message.
- Online public engagement tools for public input.
- Public engagement & information meetings with the community.
- Established timeline by project and allotted project cost.



# COMMUNITY RECREATION MASTER PLAN

## NEXT STEPS:

The City has initiated a consulting services agreement with master plan consultant, AECOM, to support a bond referendum and assist with the implementation of the proposed Community Recreation Master Plan improvements.



# COMMUNITY RECREATION MASTER PLAN

## NEXT STEPS:

### AECOM deliverables:

- Project performance and schedule management.
- Public engagement website to include survey.
- Outreach materials to provide information to the public.
- 5 public engagement & information meetings with the community.
- Preliminary concept plan for the Youth Center and two additional concept plans for City specified parks.
- Cost estimate review for the bond program.



# COMMUNITY RECREATION MASTER PLAN

## NEXT STEPS:

### Timelines and costs:

- Public engagement and coordination: 142 days.
- General Election, November 8, 2022 – **deadline to submit is Friday, July 29, 2022.**
- Bond funds available approximately 3 months after bond is sold.
- Cost for placement on the ballot: approximately \$19,000 - \$40,000.
- AECOM consulting service contract: \$49,900.
- Polco survey: no additional cost - already under contract.

# COMMUNITY RECREATION MASTER PLAN

## DISCUSSION TOPICS

Access improvements: \$6.75 million through the three phases.

- Develop major North to South and East to West multi-use access trails and connect fragmented sidewalks and widen existing sidewalks.
- Main trail linkage improvements should be focused on main corridors such as Granada Boulevard, Country Club Prado, Red Road, Ponce de Leon Boulevard, Coral Way, Alhambra Circle, South Dixie Highway and other access points identified in the City Mobility Plan.
- Sidewalk improvements and additions surrounding existing City parks.
- Blueway waterway access improvements along the waterways such as Blue Road and Ruth Bryan Owen Waterway Park.

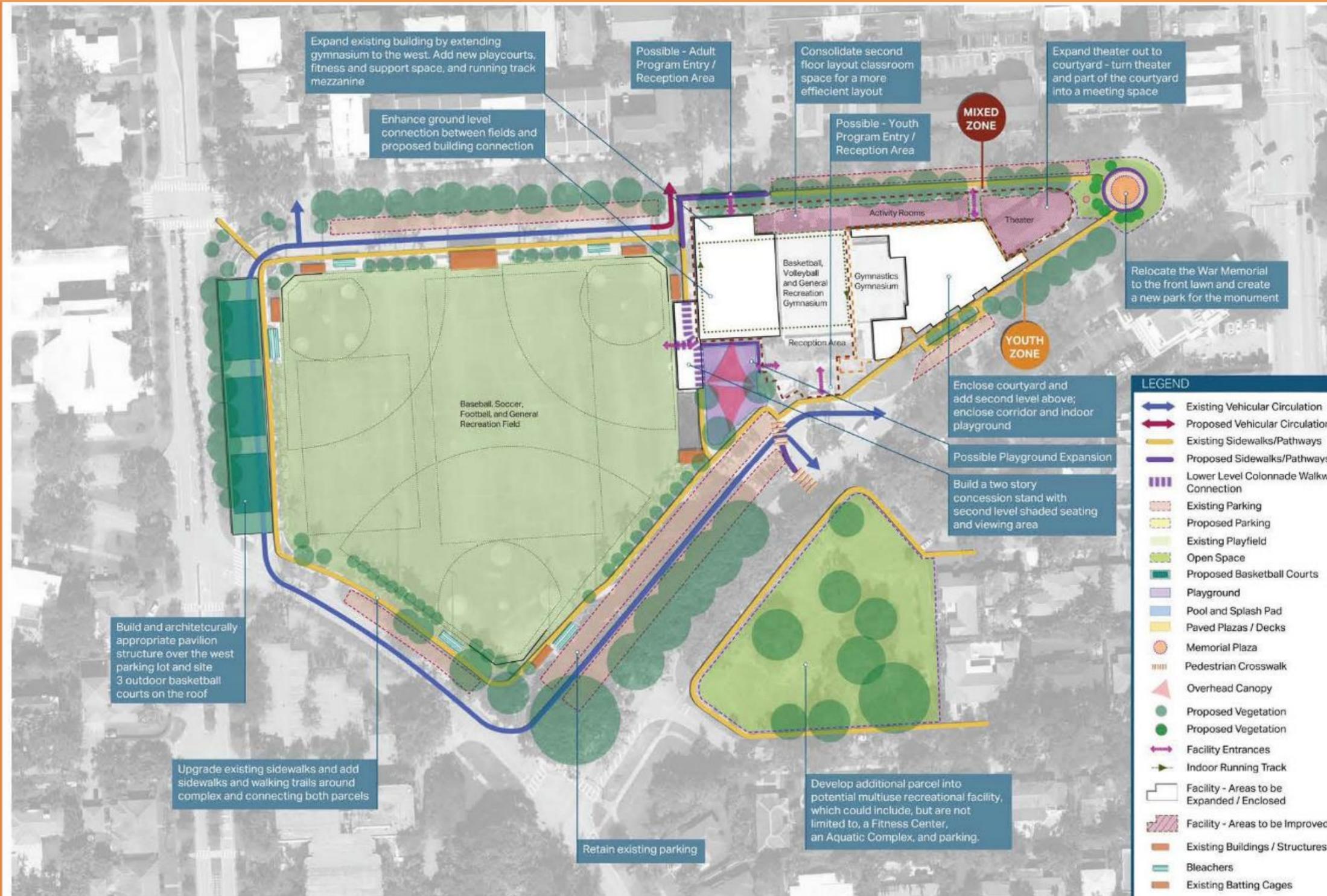
# WAR MEMORIAL YOUTH CENTER DISCUSSION TOPICS

Youth Center addition improvements vs. rebuild & replacement:

If improvements are made to facility within the existing footprint as discussed.

- Expansion of fitness center and interior basketball gym.
- Locker and restroom improvements to include family restrooms.
- Running track above expanded basketball gym with fitness center connection.
- Courtyard improvements to provide shade with play surfacing.
- Expanded theater space with multimedia technology.
- Room improvements to allow for multipurpose use with appropriate technology infrastructure.

# WMYC OVERALL VISION



CORAL GABLES WAR MEMORIAL YOUTH CENTER - FUNCTIONAL DIAGRAM - OVERALL PARK SITE



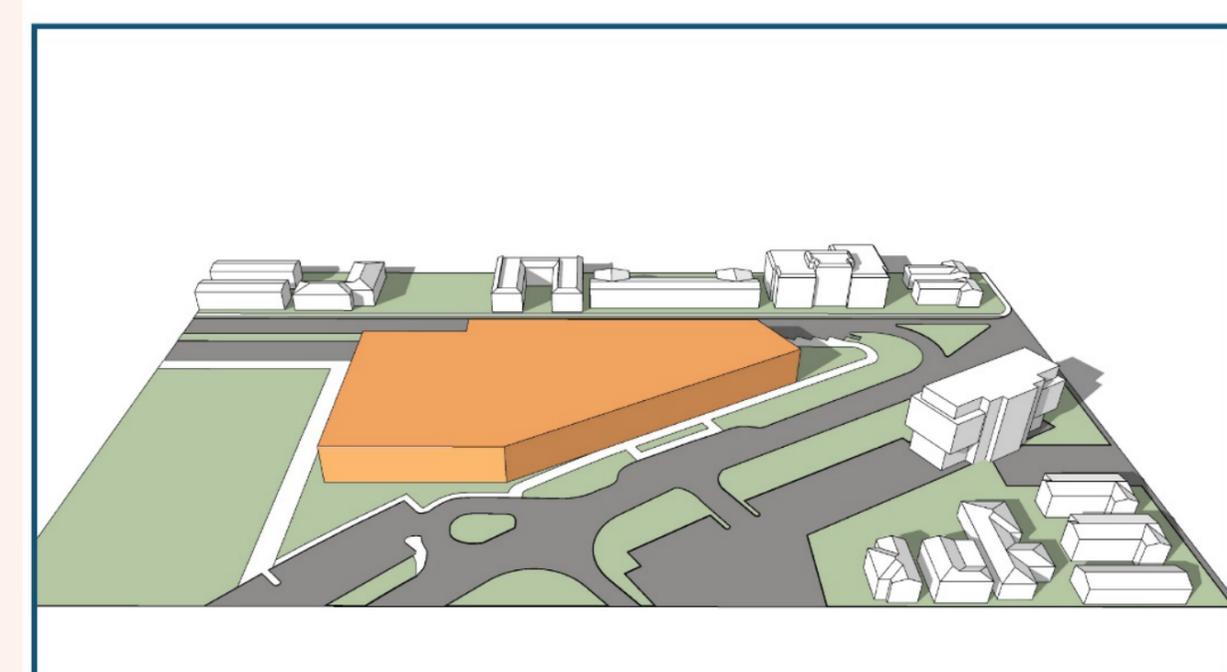
# WMYC ALTERNATIVES

Alternative	Building Square Footage	Building Cost	Park Improvements Cost	Additional Needed Development Cost	Total Cost
<b>Renovation &amp; Addition</b>	101,300	\$30,800,000	\$90,000	\$6,200,000	<b>\$37,090,000</b>
<i>Renovation</i>	58,000	\$12,600,000			
<i>Addition</i>	43,300	\$18,200,000			
<b>New Construction</b>	100,000	\$42,500,000	\$90,000	\$0	<b>\$42,590,000</b>

## Renovation & Addition



## New Construction



# WMYC ALTERNATIVE COMPARISON

## Renovation & Addition Benefits

- Building expansion with support facilities and additional programming space.
- Lower cost for total project.

## New Construction Benefits

- Increased flexibility and programmable space with new building.
- Potential for aquatics.
- Modernized infrastructure – efficient, sustainable and resilient.
- Increased security.
- Consolidates all programmable space in a single facility – no need to develop adjacent parcel.
- Improved pedestrian and vehicular circulation.
- Secondary functions for emergency management.

Renovation & Addition



New Construction



*For More  
Information & Commentary*

PLEASE EMAIL  
PARKSPROJECTS@CORALGABLES.COM

